

38-2-560 ✓  
37-97

# Know all Men by these Presents,

**That** We, Simon V. Grivois and Jeanne Grivois, husband and wife, both of Waterville, Kennebec County, State of Maine

022963

in consideration of one dollar and other valuable consideration

paid by Steven Bard and Linda Bard, husband and wife, both of Fairfield, Somerset County, State of Maine

whose mailing address is

TRANSFER  
TAX  
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Steven Bard and Linda Bard

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated at Rideout Street, Waterville, Kennebec County, State of Maine bounded and described as follows, to wit:

Commencing at an iron pin set in the ground, which pin is located one hundred thirty (130) feet, more or less, southerly of the southeasterly corner of lot number 374 as shown and depicted on a plan of lots at Nelson Heights Annex belonging to A.F. Hutchinson Land Company, Inc., said plan made by Ernest W. Branch, Surveyor dated June 8, 1921 and recorded in Kennebec County Registry of Deeds to which plan reference is hereby made, and pin marks the southeasterly corner of land conveyed by the Grantors herein to Camille W. Paquet and Shirley Paquet by deed dated October 10, 1986 and recorded in Kennebec County Registry of Deeds, Book 3040, Page 192; thence southerly a distance of one hundred forty (140) feet, more or less to the northerly line of land now or formerly of one Poulin; thence turning at a right angle and running westerly along the northerly line of land now or formerly of one Poulin a distance of one hundred fifty (150) feet, more or less, to an iron pin; thence turning at a right angle and running northerly along the westerly line of said Rideout Street extended a distance of one hundred forty (140) feet, more or less, to and iron pin which marks the southwesterly corner of land conveyed by the Grantors herein to said Paquets; thence turning at a right angle and running easterly a distance of one hundred fifty (150) feet, more or less, along the southerly line of land conveyed by the Grantors herein to said Paquets to an iron pin at the point of beginning.

The above described premises are conveyed subject to a right of way conveyed by the Grantors herein to Camille W. Paquet and Shirley Paquet dated 1987 and to be recorded in Kennebec County Registry of Deeds.

Meaning and intending to hereby convey a portion of land acquired by the Grantors herein by deed of Lionel L. Cameron dated August 22, 1986 and recorded in Kennebec County Registry of Deeds, Book 3010, Page 273.

BK 3226 PG 122

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Steven Bard and Linda Bard

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as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we lawfully seized in fee of the premises, that they are free of all encumbrances except the aforesaid right of way

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Simon V. Grivois and Jeanne Grivois, husband and wife

~~xxxx~~

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 2nd day of the month of September, A.D. 19 87.

Signed, Sealed and Delivered in presence of

Kathy A. Francoeur

Simon V. Grivois  
Simon V. Grivois

Kathy A. Francoeur

Jeanne Grivois  
Jeanne Grivois

State of Maine, County of Kennebec

ss. 9/2, 19 87.

Then personally appeared the above named Simon V. Grivois and Jeanne Grivois

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Kathy A. Francoeur  
Kathy A. Francoeur  
Notary Public



KATHY A. FRANCOEUR  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 15, 1992

Printed Name, .....

RECEIVED KENNEBEC SS.  
1987 SEP -4 AM 9:00  
RECORDED FROM ORIGINAL